

# BAKER BULLETIN

SPRING 2024



Presented by:  
Terri V James



## NEIGHBORHOOD STATS 1Q Feb - Spring 2024



26  
Homes  
Sold in Baker



\$686,922  
Average Sold  
Price  
(up 20.41%!)



\$528.20  
Average Price  
PSF  
Above Grade



13  
Average  
Median Days  
on Market



25  
Current  
ACTIVE  
Listings  
(up 55% from last  
Quarter)



13  
Current  
PENDING  
Listings

It has been a busy spring in our local market! Baker is an incredibly popular neighborhood and our sold price has climbed 20% since my last newsletter. According to a recent report by U.S. News & World, Denver has regained its position as the hottest housing market in the United States! We know it, people want to live here!. With the rising temperatures, buyers in the Denver market continue to welcome rising inventory. It's expected to continue climbing through May, emphasizing the importance of conservative pricing. Move-in ready homes priced correctly are selling notably faster and attracting multiple offers, while homes that are not turnkey are struggling to find buyers. Buyers will likely continue to gravitate towards properties priced at fair market value, requiring minimal additional work. Now is not the time to overprice or test the market; rather, it's about aligning prices with realistic expectations to facilitate successful transactions.

I am always here to help navigate you through all of these steps! Call me anytime!



Terri V James  
*Denver's Green Broker*  
303.518.8564  
terrivjames@gmail.com  
terrivjames.com  
A down to **earth** real estate agent  
**BAKER RESIDENT!**



Jeremy Daniels  
*Loan Officer*  
720.537.5051  
jeremy.daniels@ccm.com  
ccm.com/jeremy-daniels  
 **JEREMY DANIELS**  
**CROSSCOUNTRY MORTGAGE®**  
NMLS ID: 479595





**Terri V James**  
*Real Estate Advisor*  
**Invallesco Real Estate**  
 1608 S Broadway  
 Denver, CO  
 80210

**LOCAL POSTAL  
 CUSTOMER**

**PRSRRT STD  
 ECRWSS  
 U.S.POSTAGE  
 PAID  
 EDDM Retail**

## Single Family Sales

**ACTIVE**

**PENDING**

**SOLD**

Address	Levels	Price	Parking	Beds	Baths	Square Feet	Price / SQ FT
314 Galapago Street	Two	\$1,300,000	1	5	5	3,140	\$414
408 Fox Street	Two	\$760,000	1	3	3	1,590	\$478
228 W 1st Avenue W	Two	\$1,249,000	2	3	3	2,346	\$532
109 W Ellsworth Avenue	Two	\$860,000	2	4	4	1,982	\$434
109 W Ellsworth Avenue	Two	\$860,000	2	4	4	1,982	\$434
62 W Ellsworth Avenue	Two	\$745,000	2	2	2	1,416	\$526
329 Inca Street	Two	\$700,000	2	3	3	1,470	\$476
123 W Alameda Avenue	Two	\$650,000	2	2	2	1,650	\$394
118 Fox Street	Two	\$515,000	2	1	1	855	\$602
333 Elati Street	One	\$400,000	2	1	1	821	\$487
130 W Bayaud Avenue	One	\$425,000	4	1	1	876	\$485
345 Acoma Street	Two	\$1,000,383	7	3	3	2,240	\$447
23 Acoma Street	Two	\$499,999	1	2	2	900	\$556
85 Bannock Street	Two	\$875,000	2	2	2	1,950	\$449
230 Cherokee Street	Two	\$750,000	2	2	2	1,544	\$486
721 W 3rd Avenue	Two	\$800,000	5	6	6	2,148	\$372
59 W Byers Place	Two	\$819,500	0	3	3	1,840	\$445
92 W Maple Avenue	Two	\$695,000	0	2	2	1,477	\$471
281 Cherokee Street	Two	\$790,000	1	1	1	1,600	\$494
241 Inca Street	One	\$585,000	1	1	1	1,057	\$553
154 W Bayaud Avenue	Two	\$403,500	1	2	2	1,080	\$374
327 Cherokee Street	Two	\$1,145,000	2	2	2	1,731	\$661
141 W 3rd Avenue	Two	\$981,000	2	3	3	1,724	\$569
424 Galapago Street	Two	\$830,000	2	3	3	1,896	\$438
513 Inca Street	One	\$615,000	2	1	1	866	\$710
347 Galapago Street	One	\$542,500	2	1	1	1,001	\$542
307 Galapago Street	Two	\$520,000	2	1	1	1,045	\$498
129 Galapago Street	One	\$500,000	2	1	1	966	\$518
224 W 4th Avenue	Two	\$810,000	3	2	2	1,762	\$460
245 W 4th Avenue	Two	\$730,000	3	3	3	2,347	\$311
328 Bannock Street	One	\$844,000	4	2	2	1,583	\$533

\*Agent does not represent that she listed, sold or represented buyers for all of these properties.

**JUST SOLD! Original Baker Bungalow & Garden Retreat!**  
 92 W Maple Avenue

Listed for 657K and Sold for 695K! 4 Offers!  
 2 BED | 2 BATH 1477 SQ FT



**FOR SALE! Stunning Clayton Renovation!**  
 3395 N Madison Street

Listed For \$909,000  
 3 BED | 3 BATH 2225 SQ FT  
 Featured in Denver Historic News!



**JUST SOLD! SoBo Duplex!**  
 2333 & 2335 S Acoma Street

2333 For \$1,155,000 Cash | 2335 For \$1,174,500  
 3 BED | 4 BATH 3264 SQ FT  
 Full Basement and Upper Flex Space!  
 Custom / Modern / Bold New Build!  
 Incredible Development!



**Baker now has Wax Trax!**

Since its founding in 1975, Wax Trax has been a Cap Hill gathering place for the city's local music scene. Wax Trax's second location is now in the Baker neighborhood which initially opened as a holiday pop-up on Nov. 10, 2023 and became permanent in early February. Located in the old Broadway Book Mall location at 200 S. Broadway. We are so happy to have an official home of the independent label and underground records store. Go check it out and get you some vinyl!

Hours: Sat/Sun. 11-7pm Mon-Fri. 12-8pm  
[www.waxtraxrecords.com](http://www.waxtraxrecords.com)

**Call Your Baker Specialist!**  
**(303) 518-8564**



**EcoBroker**

**www.terrivjames.com**







**Terri V James**  
*Real Estate Advisor*  
**Invallesco Real Estate**  
 1608 S Broadway  
 Denver, CO  
 80210

**JUST SOLD! Original Baker Bungalow & Garden Retreat!**  
 92 W Maple Avenue

Listed for 657K and Sold for 695K! 4 Offers!  
 2 BED | 2 BATH 1477 SQ FT



**FOR SALE! Stunning Clayton Renovation!**  
 3395 N Madison Street

Listed For \$909,000  
 3 BED | 3 BATH 2225 SQ FT  
 Featured in Denver Historic News!



**JUST SOLD! SoBo Duplex!**  
 2333 & 2335 S Acoma Street

2333 For \$1,155,000 Cash | 2335 For \$1,174,500  
 3 BED | 4 BATH 3264 SQ FT  
 Full Basement and Upper Flex Space!  
 Custom / Modern / Bold New Build!  
 Incredible Development!



## Single Family & Townhome Sales

ACTIVE

Address	Levels	Price	Parking	Beds	Baths	Square Feet	Price / SQ FT
314 Galapago Street	Two	\$1,300,000	1	4	5	3,140	\$414
408 Fox Street	Two	\$760,000	1	3	3	1,590	\$478
166 W Maple Avenue	One	\$465,000	1	2	1	636	\$731
802 W 4th Avenue	One	\$400,000	1	1	1	569	\$703
228 W 1st Avenue W	Two	\$1,249,000	2	4	3	2,346	\$532
109 W Ellsworth Avenue	Two	\$860,000	2	4	4	1,982	\$434
109 W Ellsworth Avenue	Two	\$860,000	2	4	4	1,982	\$434
447 Galapago Street	Three+	\$749,900	2	3	4	1,550	\$484
62 W Ellsworth Avenue	Two	\$745,000	2	3	2	1,416	\$526
329 Inca Street	Two	\$700,000	2	3	3	1,470	\$476
475 Galapago Street Unit# 3	Two	\$699,000	2	2	3	1,422	\$492
123 W Alameda Avenue	Two	\$650,000	2	3	2	1,650	\$394
118 Fox Street	Two	\$515,000	2	3	1	855	\$602
568 Inca Street	Two	\$475,000	2	1	2	1,195	\$397
77 Elati Street	One	\$475,000	2	1	1	682	\$696
345 Acoma Street	Two	\$1,000,383	7	3	3	2,240	\$447

PENDING

23 Acoma Street	Two	\$499,999	1	1	2	900	\$556
123 Delaware Street	One	\$425,000	1	1	1	658	\$646
287 Bannock Street	Three+	\$1,300,000	2	3	4	2,436	\$534
85 Bannock Street	Two	\$875,000	2	3	2	1,950	\$449
230 Cherokee Street	Two	\$750,000	2	2	2	1,544	\$486
513 Inca Street	One	\$615,000	2	2	1	866	\$710
443 Inca Street	One	\$472,900	2	2	1	664	\$712
333 Elati Street	One	\$450,000	2	3	1	821	\$548
107 W Maple Avenue	One	\$315,000	2	1	1	499	\$631
105 W Maple Avenue	One	\$315,000	2	1	1	483	\$652
721 W 3rd Avenue	Two	\$800,000	5	5	6	2,148	\$372

SOLD

59 W Byers Place	Two	\$819,500	0	3	3	1,840	\$445
92 W Maple Avenue	Two	\$695,000	0	2	2	1,477	\$471
135 Cherokee Street	One	\$520,000	0	2	1	859	\$605
271 Galapago Street	One	\$422,000	0	2	2	720	\$586
281 Cherokee Street	Two	\$790,000	1	3	1	1,600	\$494
241 Inca Street	One	\$585,000	1	2	1	1,057	\$553
154 W Bayaud Avenue	Two	\$403,500	1	2	2	1,080	\$374
327 Cherokee Street	Two	\$1,145,000	2	2	2	1,731	\$661
525 Fox Street	Three+	\$1,110,000	2	4	4	2,450	\$453
141 W 3rd Avenue	Two	\$981,000	2	3	3	1,724	\$569
475 Galapago Street Unit# 1	Two	\$838,888	2	3	3	1,772	\$473
424 Galapago Street	Two	\$830,000	2	4	3	1,896	\$438
350 W Archer Place	Two	\$685,000	2	2	3	1,476	\$464
347 Galapago Street	One	\$542,500	2	2	1	1,001	\$542
307 Galapago Street	Two	\$520,000	2	2	1	1,045	\$498
129 Galapago Street	One	\$500,000	2	2	1	966	\$518
114 W Bayaud Avenue	One	\$330,000	2	1	1	501	\$659
224 W 4th Avenue	Two	\$810,000	3	3	2	1,762	\$460
245 W 4th Avenue	Two	\$730,000	3	4	3	2,347	\$311
328 Bannock Street	One	\$844,000	4	3	2	1,583	\$533

\*Agent does not represent that she listed, sold or represented buyers for all of these properties.



### Baker now has Wax Trax!

Since its founding in 1975, Wax Trax has been a Cap Hill gathering place for the city's local music scene. Wax Trax's second location is now in the Baker neighborhood which initially opened as a holiday pop-up on Nov. 10, 2023 and became permanent in early February. Located in the old Broadway Book Mall location at 200 S. Broadway. We are so happy to have an official home of the independent label and underground records store. Go check it out and get you some vinyl!

Hours: Sat/Sun. 11-7pm Mon-Fri. 12-8pm  
[www.waxtraxrecords.com](http://www.waxtraxrecords.com)

**Call Your Baker Specialist!**  
**(303) 518-8564**



[www.terrivjames.com](http://www.terrivjames.com)

